

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
 E/S Sunswept Lane, 415 Ft. N  
 of Mt. Carmel Road \* ZONING COMMISSIONER  
 17005 Sunswept Lane  
 7th Election District \* OF BALTIMORE COUNTY  
 3rd Councilmanic District  
 Legal Owner: Todd Morrill \* Case No. 97-458-A  
 Contract Purchasers: Brian T.  
 Chisholm, et ux, Petitioners \*  
 \* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located 17005 Sunswept Lane in northern Baltimore County. The Petition was filed by Todd Morrill, property owner, and Brian T. Chisholm and Linda L. Chisholm, Contract Purchasers. Variance relief is requested from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a minimum 15 ft. front property line setback in lieu of the required 35 ft. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plan to accompany the Petition for Variance.

Appearing at the public hearing held for this case were the Petitioners, Todd Morrill, Brian T. and Linda L. Chisholm. Also present was Guy Ward, of McKee and Associates, the engineers/surveyors who prepared the site plan. The Petitioners were represented by Howard L. Alderman, Jr., Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject site is 2.47 acres in area, zoned R.C.2. This is an irregularly shaped lot with frontage on Sunswept Lane, not far from Mt. Carmel Road, in northern Baltimore County. Presently, the lot is unimproved, however, it is under contract of sale from Mr. Morrill to Mr. and Mrs. Chisholm. Mr. and Mrs. Chisholm propose constructing a single family dwelling on the lot, as shown on the site plan. The single family dwelling is proposed to be located near the front portion of the lot and will maintain a 15 ft. front yard setback in

ORDER RECEIVED FOR FILING  
 Date 6/18/97  
 By [Signature]

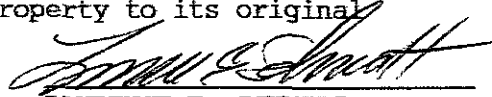
lieu of the required 35 ft. It was indicated at the hearing that the location of the house was dictated by site conditions and constraints. Specifically, the rear of the lot contains a stream which creates, under law, a forest buffer easement area. The house cannot be constructed in that portion of the lot due to that constraint. Thus, the dwelling must be moved to the forward portion of the lot, as shown on the site plan. It was also indicated that the house was located a similar distance from the right of way of Sunswept Lane as are other houses on that roadway. Photographs of properties in the vicinity were submitted which showed that the location of the house will be compatible with other houses in the area.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioners have satisfied the requirements of Section 307 of the BCZR as construed by the case law.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18<sup>th</sup> day of June 1997 that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a minimum 15 ft. front property line setback, in lieu of the required 35 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mm



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

June 17, 1997

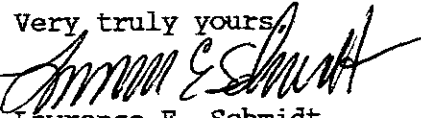
Howard L. Alderman, Jr., Esquire  
Levin and Gann  
305 W. Chesapeake Avenue, Suite 113  
Towson, Maryland 21204

RE: Petition for Variance  
Case No. 97-458-A  
Brian T. Chisholm, et ux, Contract Purchasers  
Todd Morrill, Legal Owner, Petitioners

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.

c: Mr. Todd Morrill  
Mr. and Mrs. Brian T. Chisholm



RE: PETITION FOR VARIANCE  
17005 Sunswept Lane, E/S Sunswept Lane,  
415' N of Mt. Carmel Road  
7th Election District, 3rd Councilmanic

Legal Owner(s): Todd Morrill  
Contract Purchaser(s): Linda Chisholm  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NOS. 97-458-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23<sup>rd</sup> day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to McKee & Associates, Inc., 5 Shawan Road, Hunt Valley, MD 21030, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

#17005 Sunswapt Lane

E.D. 7

97-458-A

which is presently zoned

RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A01.3(B)(3) to request a minimum 15' front property line setback in lieu of the required 35' front property line setback.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

A practical difficulty occurs due to an existing stream which bisects the property. A forest buffer has been established adjacent to the stream.

A minimum 35 foot principle building setback is required to the forest buffer.

This combined with the minimum 35 foot property line setback creates a building envelope which is too small, approximately 16 feet in width at its narrowest point, on which to construct a dwelling. The conformance to the minimum 35 foot property Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

setback will render the property unbuildable and prohibit reasonable use of the property.

Contract Purchaser/Lessor:

Linda Chisholm

(Type or Print Name)

*Linda Chisholm*  
Signature

28 English Run Turn

Address

Sparks, Maryland 21152

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Todd Morrill

(Type or Print Name)

*Todd Morrill*  
Signature

(Type or Print Name)

Signature

1248 Lower Glencoe Road

Address

Phone No.

Sparks, Maryland 21152

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

McKee & Associates, Inc.

410-527-1555

Name

5 Shawan Rd., Hunt Valley, Md 21030

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates \_\_\_\_\_ Next Two Months

ALL

OTHER

REVIEWED BY: *JMA*

DATE

4-17-97



Printed with Soybean Ink  
on Recycled Paper

# MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

Facsimile: (410) 527-1563

97-458-A

April 16, 1997

ZONING DESCRIPTION OF  
17005 SUNSWEPT LANE  
SEVENTH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point in Sunswept Lane (50 foot wide private road), said point being 415 feet, more or less, north of Mt. Carmel Road; thence running North  $12^{\circ} 19' 32''$  West 39.71 feet, North  $63^{\circ} 56' 32''$  West 20.15 feet, North  $77^{\circ} 37' 56''$  East 20.15, North  $64^{\circ} 45' 06''$  West 52.63 feet, South  $72^{\circ} 29' 24''$  West 39.45 feet, North  $62^{\circ} 55' 42''$  West 89.04 feet, North  $42^{\circ} 37' 40''$  West 68.62 feet, North  $78^{\circ} 22' 50''$  East 95.90 feet, North  $14^{\circ} 29' 45''$  West 209.57 feet, North  $78^{\circ} 29' 50''$  East 62.57 feet, North  $88^{\circ} 08' 07''$  East 244.83, South  $12^{\circ} 07' 23''$  East 234.32 feet, South  $30^{\circ} 07' 29''$  West 169.46 feet, and South  $77^{\circ} 40' 28''$  West 100.00 feet to the place of beginning.

Containing 107,955 square feet or 2.478 acres of land to be recorded among the Land Records of Baltimore County.

Being known as 17005 Sunswept Lane as located in the Seventh Election District of Baltimore County, Maryland.

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Low-502, Maryland on the property identified herein as follows:

Case: #97-458-A  
17005 Sunwest Lane  
E/S Sunwest Lane, 416' N  
of Mt. Carmel Road  
7th Election District  
and Councilmanic  
Legal Owner(s):  
Todd Morill

Contract Purchaser(s):  
Linda Chisholm

Variance: to request a minimum 15 foot front property line setback in lieu of the required 35 foot front property line setback.

Hearing: Thursday, May 28, 1997 at 2:30 p.m., 4th floor hearing room, Courthouse Building, 407 Bayley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call 887-3353.  
(2) For information concerning the File and/or Hearing, Please Call 887-3351.

5/08/1 May 1 C139424

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., May 1, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 1, 1997.

**THE JEFFERSONIAN,**

A. H. Henickson  
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No.

176m # 458

035973

PAID RECEIPT

Dep't 5 513 ZONING VERIFICATION

OR R/L 035973 \$20.00 OK P-A-I-D

Baltimore County Maryland  
Office of Budget & Finance

DATE 4-16-97 ACCOUNT R-001-6150

AMOUNT \$ 5000

RECEIVED 11cKee's Assoc.

FROM: 010 Res. Dev. 450

FOR:

total 450

REBUTION  
SITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER 57M

CASHIER'S VALIDATION

97-458-A



**CERTIFICATE OF POSTING**

RE: Case # 97-458-A

Petitioner/Developer:  
(Linda Chisholm)  
Date of Hearing/~~Closing~~:  
(May 29, 1997)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

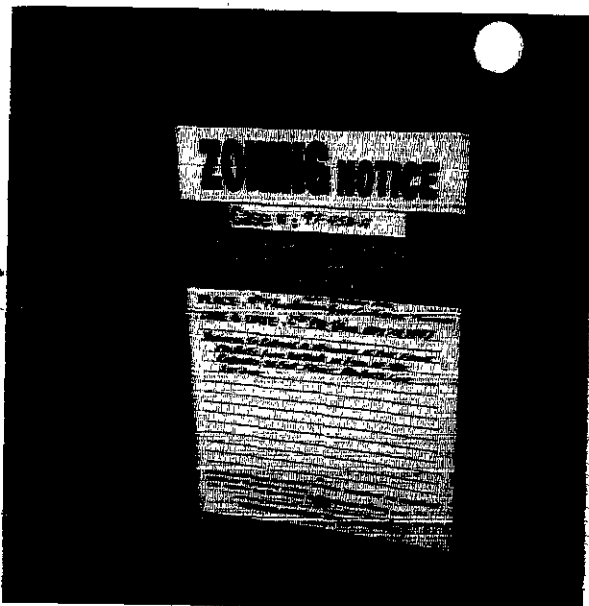
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at \_\_\_\_\_

\_\_\_\_\_ 17005 Sunswept Lane Baltimore, Maryland 21120 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ May 14, 1997 \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

*Thomas P. Ogle, Sr.*  
(Signature of Sign Poster & Date)

\_\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_  
(Printed Name)

\_\_\_\_\_ 325 Nicholson Road \_\_\_\_\_  
(Address)

\_\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
(Telephone Number)

97-458-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_ \*

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: \_\_\_\_\_

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \* \_\_\_\_\_

DATE AND TIME: \* \_\_\_\_\_

REQUEST: To Allow A 15 FT. Front Yard Setback.  
in lieu of the required 35 FT. Front  
Property Line Setback (Private Rd.)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

**DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 458

Petitioner: LINDA CHISTORM

Location: #17005 SUNSWIFT LANE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: TODD MORRILL

ADDRESS: 1248 LOWELL GREENGLASS RD.

SPARKS MD 21152

PHONE NUMBER: 296-8903

AJ:ggg

(Revised 09/24/96)

458

TO: PUTUXENT PUBLISHING COMPANY  
May 1, 1997 Issue - Jeffersonian

Please forward billing to:

Todd Morrill  
1248 Lower Glencoe Road  
Sparks, Maryland 21152  
410-296-8903

---

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-458-A  
17005 Sunswept Lane  
E/S Sunswept Lane, 415' N of Mt. Carmel Road  
7th Election District - 3rd Councilmanic  
Legal Owner(s): Todd Morrill  
Contract Purchaser(s): Linda Chisholm

Variance to request a minimum 15 foot front property line setback in lieu of the required 35 foot front property line setback.

HEARING: THURSDAY, MAY 29, 1997 at 2:30 p.m. 4th floor hearing room Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 24, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-458-A  
17005 Sunswept Lane  
E/S Sunswept Lane, 415' N of Mt. Carmel Road  
7th Election District - 3rd Councilmanic  
Legal Owner(s): Todd Morrill  
Contract Purchaser(s): Linda Chisholm

Variance to request a minimum 15 foot front property line setback in lieu of the required 35 foot front property line setback.

HEARING: THURSDAY, MAY 29, 1997 at 2:30 p.m. 4th floor hearing room Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" written in a larger, more prominent script than the last name "Jablon".

Arnold Jablon  
Director

cc: Todd Morrill  
Linda Chisholm  
McKee & Associates, Inc.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 14, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 23, 1997

Mr. Todd Morrill  
1248 Lower Clencoe Road  
Sparks, MD 21152

RE: Item No.: 458  
Case No.: 97-458-A  
Petitioner: Todd Morrill

Dear Mr. Morrill:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 17, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

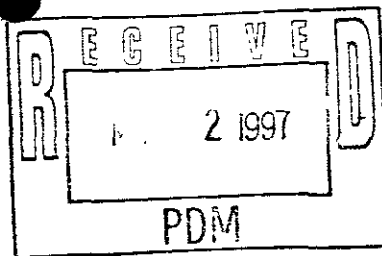
Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)





April 28, 1997

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 28, 1997

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

G. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 457, 458,  
459, 460, and 461

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F  
cc: File

B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:            Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date:   May 5, 1997

FROM:   *FWB* Robert W. Bowling, Chief  
              Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
              for May 5, 1997  
              Item Nos. 443, 444, 445, 446, 447, 448, 451, 455, 457, 458, 459  
              and 460

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:cab

cc:   File

ZONE505.NOC



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: POM

DATE: \_\_\_\_\_

FROM: R. Bruce Seeley.  
Permits and Development Review  
DEPRM

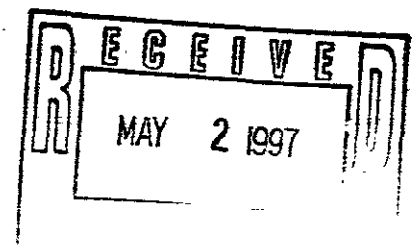
SUBJECT: Zoning Advisory Committee  
Meeting Date: Apr. 28, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	443	451	457	(458)
	445	452	459	
	448	454	460	
	449	455	461	
	450	456		

RBS:sp

BRUCE2/DEPRM/TXTSBP



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits  
and Development Management

DATE: May 5, 1997

FROM: Arnold F. "Pat" Keller, III, Director  
Office of Planning

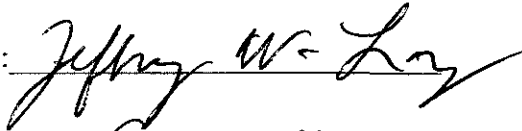
SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):


Item No. 458

If there should be any questions or if this office can provide additional information,  
please contact Jeffrey Long in the Office of Planning at (401) 887-3495

Prepared by:



Division Chief:



AFK/JL



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 4.25.97  
Item No. 458 JRA

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*[Signature]*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

# PETITION PROBLEMS

## **#440 --- CAM**

1. Need title of person signing for legal owner.
2. Folder says area is 54.440 -- 54.440 what???

## **#443 --- JRF**

1. Sign form is incomplete/incorrect.

## **#448 --- MJK**

1. Sign form is incomplete/incorrect.

## **#450 --- MJK**

1. Sign form is incomplete/incorrect.

## **#452 --- MJK**

1. Sign form is incomplete/incorrect.
2. Lessee on petition form does not agree with lessee on plat.
3. No legal owner signature, name, address, or telephone number on petition form.

## **#453 --- MJK**

1. Sign form is incomplete/incorrect.

## **#455 --- JRA**

1. Sign form is incomplete/incorrect.
2. Folder says zoning is BL & ROA; petition says ROA.

## **#456 --- MJK**

1. Sign form is incomplete/incorrect.
2. Parking variance for what??

## **#457 --- JCM**

1. No location description on folder (WCR wrote for agenda).
2. Zoning case number on plat is illegible.

## **#458 --- JRA**

1. Sign form is incomplete/incorrect.
2. No telephone number for legal owner.

## **#461 --- JCM**

1. Plat indicates a contract purchaser; petition does not.

# INVOICE

**Thomas P. Ogle, Sr.**  
325 Nicholson Road  
Baltimore, Maryland 21221  
(410) 687-8405  
(410) 687-4381(Fax)

**DATE: 5-14-97**  
**SERVICE NUMBER: 97-458-A**

**SERVICE FOR: 17005 Sunswept Lane**  
**Baltimore, Maryland 21120**


**BILL TO: Todd Morrill**  
**1248 Lower Glencoe Road**  
**Sparks, Maryland 21152**

**CONTACT PERSON: McKee & Associates, Inc. (Guy Ward)**  
**INVOICE NUMBER: 31413**  
**TOTAL COST: \$55.00**

**COMMENTS: This sign was posted on May 14, 1997.**

**This sign will be removed on May 29, 1997.**

**Thank You,**



# MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

Facsimile (410) 527-1563

97-458-A

April 17, 1997

TO: Baltimore County PDM

RE: 17005 Sunswept Lane  
Zoning Variance

ATTENTION: John Alexander

Gentlemen:

☐ We are submitting

☒ Herewith

☐ Under separate cover

☒ We are forwarding

☐ We are returning

No.	Description
1	Zoning Variance Package including:
3	Variance Petitions
3	Zoning Descriptions
12	Plat to accompany variance petitions
1	Zoning Map
1	Receipt for fee paid (\$50.00)
1	Advertising and Posting Form

☐ For processing

☐ Please return to this office

☐ Please call when ready

☐ For your review

☐ For your use

☒ In accordance with your request

Remarks:

For further information, please contact the writer at this office.

Very truly yours,

Mckee & Associates, Inc.

  
Guy C. Ward, R.S., Associate

Enclosures

458-

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

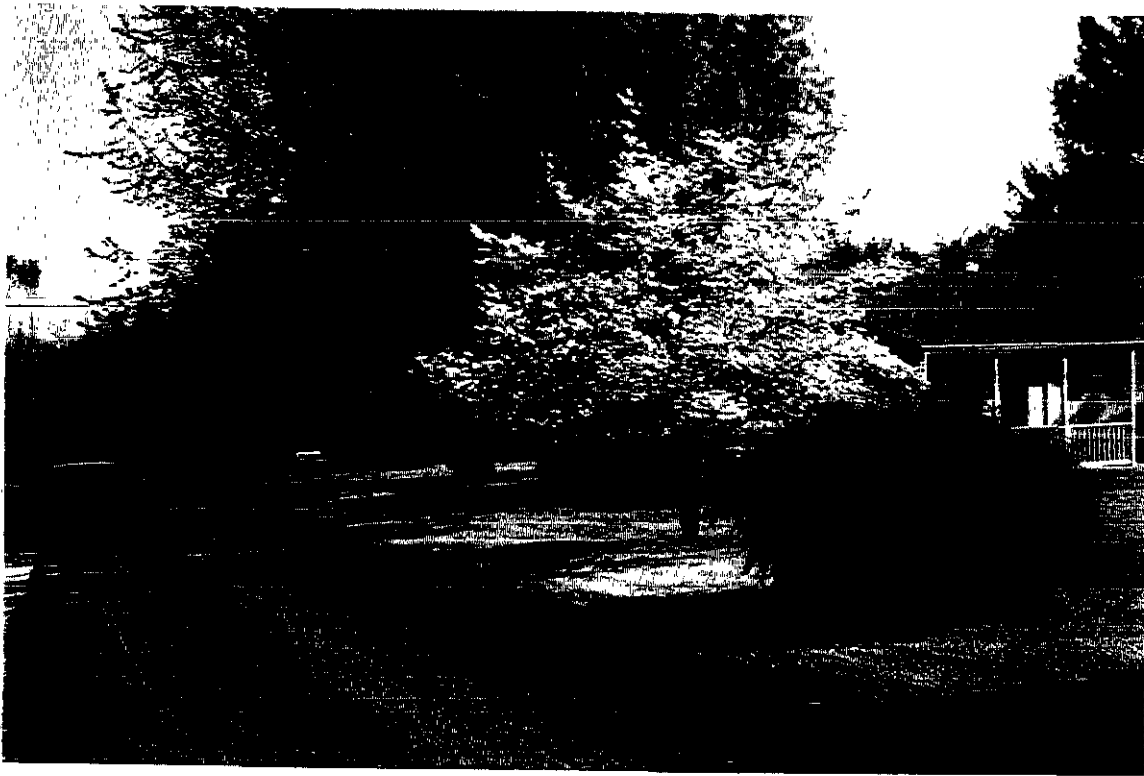
NAME

ADDRESS

Linda L. Chisholm  
Brian T. Chisholm  
Old Merrill  
GUY C. WARD  
Howard L. Alderman Jr. Esq

28 English Run Turn 21152  
28 English Run Turn 21152  
12118 Lower Glencoe  
McKee & Assoc 5 SHAWAN RD, H.V. 21030  
305 W. Chesapeake Ave #113 Tomsen









OWNER:

TODD MORRILL

1248 LOWER GLENCO RD.  
SPARKS, MD 21152

# Plat to accompany Petition for Zoning Variance Hearing

PROPERTY ADDRESS: # 17005 SUNSWEEP LANE

Subdivision name: N/A

plat book# N/A, folio# , lot# , section#

THOM. SEITER 7250/730 EX. RESIDENTIAL

97.458-A

N/F  
GLENN L. DURST  
ET UX  
5281/826  
EX. FOREST

MAURICE FITEZ  
6478/46  
EX. FOREST

N 78° 29' 50" E  
62.57'

N 88° 08' 07" E  
244.8'

244.83'

S 12° 07' 23" E  
234.32'

EX. RESIDENTIAL

N/F  
CYNTHIA MCCULLOUGH  
6905/780

MCKEE & ASSOCIATES, INC.

CIVIL ENGINEERS - LAND SURVEYORS  
SHAWAN PLACE 5 SHAWAN ROAD  
HUNT VALLEY, MD 21030  
PHONE - (410) 527-1555

#17008

TODD MORRILL  
11829/508

EX. FOREST BUFFER EASEMENT  
EX. STREAM

N 14° 29' 45" W  
200.57'

N 78° 22' 50" W  
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N 63° 56' 32" W  
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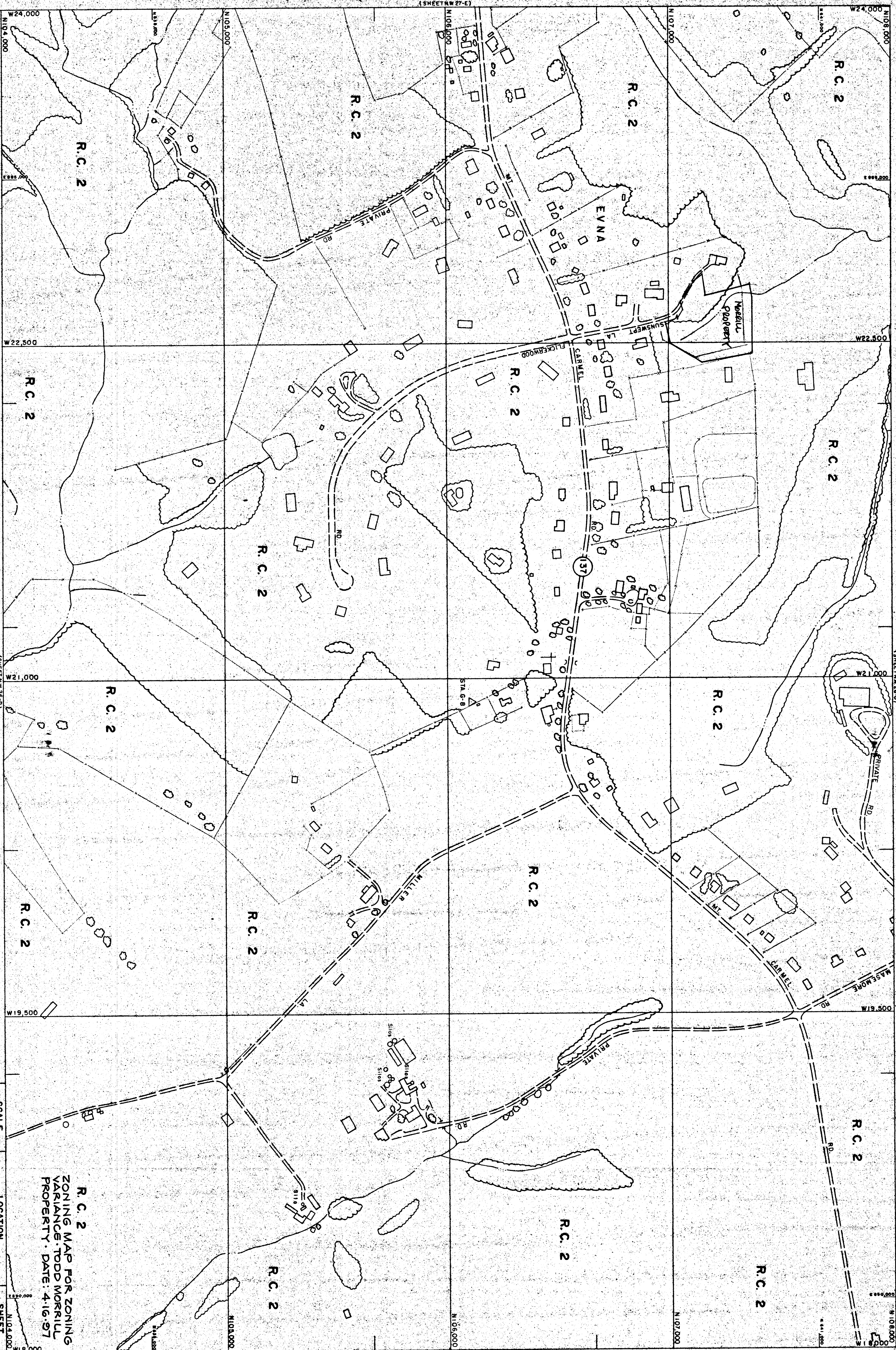
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